

Pampa rivers. The people of Ranni were subject to various difficulties for want of a sub-registrar's office. They had to go often to Pattanamtitta which stood second in the State in the number of documents registered. In 1099, 4831 and in 1100, 6257 documents were registered in Pattanamtitta sub-registrar's office. The work there was so heavy that there was considerable delay in the people of Ranni getting their deeds registered. Among the five *pakuthies* within the jurisdiction of the Pattanamtitta sub-registrar's office, 851 documents out of a total of 4831 and 1250 out of a total of 6257 in 1099 and 1100 respectively were from Ranni *pakuthi* alone. The increase in the volume of registration was due to the Nayar Regulation. The receipts from Pattanamtitta sub-registrar's office amounted to Rs. 10,453 in 1099 and Rs. 12,509 in 1100 and deducting the expenditure for the two years, the net receipts to Government came to Rs. 16,474. On these grounds, the establishment of a sub-registrar's office at Ranni with jurisdiction over Cherukol *pakuthi*, and Kottathur and Idappavur was justifiable.

He also desired that the camp-shed and the police station might be established in a suitable locality.

DEWAN'S REPLY: Mr. Abraham, a proposal is already before the Government for the establishment of a sub-registrar's office at Ranni. To enable them to arrive at a satisfactory decision, they have called for certain statistics from the Director of Registration, and as soon as they are received, the matter will be settled.

44. Defects in the working of the Registration Department and suggestions for its improvement.

MR. G. A. FERNANDEZ (*Member, Nominated*) said that the law regarding registration was defective and did not afford facilities for securing the validity and accuracy of the documents. The document writers wrought havoc in preparing deeds. To avoid the evil, Government should appoint licensed qualified conveyancers under a special law. The Member referred to the existence at a prior period of *Urkanakkans*, who, to some extent corresponded to licensed conveyancers and combined in themselves the work of conveyancing and registering. The sub-registrars who superseded them were entrusted with the duty of registering only, which was certainly improved; but the other function of the old quasi-judicial officers was left in the hands of a class of ignorant document writers of the present day. The Member's suggestion in this matter was that a law should be enacted to safeguard the interests of the vendor and vendee and other parties to a transaction.

The next point was the absence of any provision for identification of the properties cited in a document. Although Section 14 required the enumeration of the particulars of the property in a non-testamentary document relating to immoveable property, under the rules it was no part of the registrar's duty to enquire into the validity of the documents brought before him for registry. He therefore suggested that a copy of the revenue (settlement) register kept in the *pakuthi* brought up-to-date must be supplied to every sub-registrar's office and the registrar should be instructed to satisfy himself as to the accuracy of the description of the properties contained in the deed sought to be registered.

The next suggestion was that the executant of a deed should be asked to present along with the deed duplicate copies of the entries in the village register and the plan duly certified by the *pakuthi* officer. The adoption of the suggestion might be objected to on the ground that it would involve additional expenditure; but he suggested the ways and means for finding funds to meet the additional expense. They were—

(i) Presentation by the parties of duplicate copies of the documents to be registered as was provided for in the Registration Regulation of 1042, which would avoid a good deal of time and labour in the registrar's offices.

(ii) Levy of a small fee of 4 As. for the preparation of the copies from village registers which was expected to bring in Rs. 70,000 and with which the necessary additional hands in the *pakuthi* offices and registrar's offices might be appointed.

(iii) Levy of a license fee of Rs. 25 per annum per head from qualified conveyancers of whom on an average each sub-registrar's office should have six. The receipts under this head were expected to amount to Rs. 11,500.

The licensed conveyancers and sub-registrars should be held responsible to see that all previous documents relating to the property sought to be transferred were handed over to the transferee. The adoption of such a measure would clearly bring to light any encumbrances on the property in question. It would besides remove the futility of the encumbrance certificate which the sub-registrars granted at present.

Registered documents should be returned to the parties by anchal at their own cost if so desired.

The next suggestion was in regard to the language of the documents. The rule in regard to this as laid down in Section 12 of the Regulation was effete and based on conditions which existed 62 years ago when English-knowing clerks were not available. The defect in the present system was that it would not be possible to obtain an authenticated copy of a document in English from the sub-registrar's office. Rules 21 and 22 of the Rules passed under the Registration Regulation were also anomalous and they should also be altered.

Lastly, the Chitties Regulation should be so amended as to include within its purview amounts below Rs. 100 so that the hardships caused to the poor by the foremen of such chitties might be avoided.

DEWAN'S REPLY : Mr. Fernandez, if, when you gave notice of your subjects, you had also been able to give an indication of the nature of the defects and of the suggestions you were going to make, I should have been in a position, after consulting the Director of Registration, to give you what you would have regarded as a more satisfactory answer. As it is, I can only say that the far-reaching suggestions you offer will be carefully considered by the Government in due course.

45. Agricultural needs of Nanjinad.

MR. KANAKKU MATHEVAN PILLAI PERUMAL PILLAI (*Member, Agastisvaram taluk*) said that the main occupation of the people of Nanjinad was agriculture and that it was therefore necessary to pay very careful attention to the agricultural needs of the people. Firstly, therefore, it was necessary to give practical instruction to the agriculturists in improved methods of agriculture by opening demonstration farms at various centres and by appointing two demonstrators who should work in co-ordination with the local co-operative societies. Secondly, it was necessary to impart practical education in agriculture in all schools. Teachers also should have the necessary training in agriculture.

There was paucity of green-leaf manure, which was attributed to the extension of cultivation under the Kodayar Project. The ryots might be allowed to grow green-leaf manure on *poramboles* without any fear of fine or prohibitory assessment. They might also be allowed to collect, free of cost, from the reserved forests of Tovala materials for agricultural implements.

He then pointed out the need for roads and pathways along the expansive wet lands so as to facilitate the transport of manure and produce and requested that the channel banks might be rendered fit for cart traffic and the banks of irrigation tanks strengthened and widened. He also presented a sketch and pointed out where roads and pathways were needed.

He then dealt with the grievances of the salt cultivators which formed the subject of representation in the Assembly from its fifth session. The grievances related to the Tamaraculam and Rajakkamangalam *alloms*. They were (i) the low rate of *kudivila* (ii) maramath works and repairs and (iii) the storage system. In regard to the first, 10 As. for each maund of salt should be allowed for working expenses and the *kudivila* should be raised to two-fifths of the production as stipulated in the contract; as regards the second item, he wished to have the breaches closed and other works attended to; and as to the third item, he said that it should be put an end to. These suggestions, if adopted, would encourage the salt cultivators and result in larger production of salt which went down considerably.

DEWAN'S REPLY : Mr. Perumal Pillai, some of the subjects which you have mentioned to-day were brought forward in previous years as well. The general